141.A	0003	0002.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	857,400	/	857,400
USE VALUE:	857,400	/	857,400
ASSESSED:	857,400	/	857,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	FULOP DANIEL ETAL/ TRS
Owner 2:	55 MOUNT VERNON STREET UNIT 2
Owner 3:	NOMINEE TRUST
Street 1:	55 MT VERNON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FULOP DANIEL -
Owner 2:	PESIN-FULOP JILLIAN -
Street 1:	55 MT VERNON ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2002, having primarily Clapboard Exterior and 1826 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	857,400			857,400
Total Card	0.000	857,400			857,400
Total Parcel	0.000	857,400			857,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.55 | /Parcel: 469.55

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 240714

GIS Ref

GIS Ref

Insp Date 05/03/18

!14726!

PREVIOUS ASSESSMENT

Parcel ID: 141.A-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	857,400	0	.		857,400		Year end	12/23/2021
2021	102	FV	842,600	0	.		842,600		Year End Roll	12/10/2020
2020	102	FV	827,800	0	.		827,800	827,800	Year End Roll	12/18/2019
2019	102	FV	808,300	0	.		808,300	808,300	Year End Roll	1/3/2019
2018	102	FV	736,400	0	.		736,400	736,400	Year End Roll	12/20/2017
2017	102	FV	661,600	0	.		661,600	661,600	Year End Roll	1/3/2017
2016	102	FV	661,600	0	.		661,600	661,600	Year End	1/4/2016
2015	102	FV	634,500	0	.		634,500	634,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:32:35

LAST REV

Date	Time
11/04/21	14:45:54
mmcmakin	

PAT ACCT. 14726

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FULOP DANIEL,	78972-199	1	10/22/2021	Convenience	1	No	No		
ASSARPOUR HAMID	78015-369	1	6/15/2021		1,100,000	No	No		
C & F REALTY CO	37467-431		12/24/2002		629,900	No	No		

USER DEFINED

Prior Id # 1:	90626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2019	Mail Update	JO	Jenny O
5/3/2018	Measured	DGM	D Mann
9/25/2003	Data Entry	BR	B Rossignol
11/15/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7501																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:	AG - AV+		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	5.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		5.1	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.82858706
Const Adj.:	1.04989493
Adj $ / SQ:	217.482
Other Features:	67939
Grade Factor:	1.21
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	903457
Depreciation:	46076
Depreciated Total:	857381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	355.26
Special Features:	0	Val/Su Net:	250.63
Final Total:	857400	Val/Su SzAd	469.55

SKETCH

UnSketched SubAreas:
GLA: 1826,
BMT: 1224,
OFP: 371,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,826	217.480	397,123
BMT	Basement	1,224	65.240	79,860
OFP	Open Porch	371	21.990	8,159

Net Sketched Area:	3,421			Total:	485,142
Size Ad	1826	Gross Area	3421	FinArea	1826

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

141.A-0003-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	